

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
NEC Croydon and Mayfair Road \* ZONING COMMISSIONER  
3301 Croydon Road \*  
2nd Election District \* OF BALTIMORE COUNTY  
2nd Councilmanic District \* Case No. 91-515-A  
Elbert Brooks, et ux  
Petitioners \*

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request, pursuant to the Petition for Zoning Variance, a variance from Section 415.A.1 to allow a recreation vehicle to be located 2 ft. in lieu of required 8 ft. from the rear of the lateral projection of the front foundation line of a single family home, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioner, Elbert Brooks, appeared and testified. There were no Protestants.

Testimony indicated that the subject property known as 3301 Croydon Road consists of .16 acres +/-, zoned D.R.5.5 and is currently improved with a single family dwelling.

Testimony indicated that the Petitioner has recently purchased a 34 ft. long motor home which he currently parks on the northwest side of his home.

The Petitioner testified that he currently parks the vehicle within 2-1/2 feet of his rear property line and the vehicle extends to within two feet of the front wall of the subject home. The Petitioner further indicated that there is no other practical location on this lot where he can park the motor home and be in compliance with the B.C.Z.R.

The Petitioner testified that he has spoken with his immediate neighbors and that all are in support of the granting of the subject variance relief (see Petitioner's Exhibit No. 2).

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26<sup>th</sup> day of August 1991 that, pursuant to Petition for Zoning Variance, a variance from Section 415.A.1 to allow a recreation vehicle to be located 2 ft. in lieu of required 8 ft. from the rear of the lateral projection of the front foundation line of a single family home in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible

for returning, said property to its original condition.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH/mm  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date *8/29/91*  
By *Ch. Brook*

-3-



## Petition for Variance

91-515-A

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 415.A.1 to allow a recreation vehicle to be located 2 ft. in lieu of required 8 ft. from the rear of the lateral projection of the front foundation line of a single family home, as more particularly described on Petitioners' Exhibit No. 1.

Property is to be posted and advertised as prescribed by Zoning Regulations.

If, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):  
*Elbert Brooks*  
*Ch. Brook*  
*Mary Helen Brooks*  
*Mary Helen Brooks*

Contract Purchaser/Lessee:  
*3301 Croydon Rd.*  
*Baltimore, Md. 21207*  
*265-1465*

Attorney for Petitioner:  
*3301 Croydon Rd.*  
*Baltimore, Md. 21207*  
*265-1465*

Attorney's Telephone No.: *265-1465*

ESTIMATED LENGTH OF HEARING: *1/2HR.* +THP.  
AVAILABLE FOR HEARING: *MON./TUES./WED. - NEXT TWO MONTHS*

REVIEWED BY: *SQA* DATE: *6-28-91*

ORDER RECEIVED FOR FILING  
Date *8/29/91*  
By *Ch. Brook*

LIBER5255 PAGE830

T-2  
THE TITLE GUARANTEE COMPANY  
(Individual Form)  
App. H- 76197

91-515-A

This Deed, Made this 16<sup>th</sup> day of MARCH, in the year one thousand nine hundred and seventy-two, by and between MORRIS S. BERMAN and LESLIE G. BERMAN, his wife, of the first part, Grantors, and ELBERT BROOKS and MARY HELEN BROOKS, his wife, of the second part, Grantees.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said grantees, as tenants by the entireties, their assigns, the survivor of them, his or her personal representatives and assigns, all that

the 2nd Election District of lot(s) of ground situate in Baltimore County

in the State of Maryland, and described as follows, that is to say: BEGINNING for the same at a point on the northwest side of Mayfair Road, situated south 27 degrees 00 minutes 20 seconds west 123.62 feet and by a curve to the right with a radius of 575.0 feet southwesterly 235.28 feet from the intersection of the northwest side of Mayfair Road and the north 64 degrees 37 minutes 10 seconds west line in a deed dated April 7, 1952 from Robert Snyder and wife to E.C. Bankert & Sons, Inc. and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2094 folio 521; thence leaving the said place of beginning and running and binding on the northwest side of Mayfair Road with a curve to the right with a radius of 575.0 feet southwesterly 51.14 feet; thence leaving the northwest side of Mayfair Road and by a curve to the right with a radius of 15.0 feet northwesterly 21.03 feet to a point on the northeast side of Croydon Road, thence running and binding on the northeast side of Croydon Road, north 44 degrees 7 minutes 8 seconds west 115.73 feet, thence leaving the northeast side of Croydon Road and running by a curve to the left with a radius of 445.73 feet northeasterly 61.24 feet, thence south 44 degrees 7 minutes 8 seconds east 125.78 feet to the place of beginning. Being all of lot No. 7 on the recorded subdivision of Section 2, Milford Gardens, being recorded in Baltimore County in Plat Book G.L.B. No. 20 folio 1. The improvements thereon being known as No. 3301 Croydon Road (formerly 3202 Mayfair Road).

BEING the same lot of ground which by Deed dated December 16, 1964 and recorded among the Land Records of Baltimore County in Liber R.R.G. No. 4406 folio 472, was granted and assigned by Cecelia E. Thompson, widow, surviving life tenant, to the within Grantors, subject to the payment of the annual ground rent of One Hundred Twenty (\$120.00) Dollars, payable in equal half-yearly installments on the 12th days of February and August, in each and every year.

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *2nd* Date of Posting: *7-22-91*  
Posted for: *Elbert and Mary Helen Brooks*  
Petitioner: *Elbert and Mary Helen Brooks*  
Location of property: *NE Corner of Croydon and Mayfair Rd.*  
*3301 Croydon Rd.*  
Location of Signs: *Corner of 3301 Croydon Rd.*  
Remarks: *See Deed*  
Posted by: *J. Robert Haines* Date of return: *July 26-91*  
Number of Signs: *1*

### CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/18, 1991  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/18, 1991.

THE JEFFERSONIAN,

*S. Zate Olson*  
Publisher

\$35.18

when parking my R.V. on the side of my garage, the rear is 2 1/2 Ft From my property line. But the front is 3 ft behind the front wall, so I am filing petition for variance for 6 ft.

1. I Live on A Curve, I have had four vehicles hit in front of my home, two were a total loss.

2. The R.V. is wider than a car.

3. I CAN NOT PARK ON MAYFAIR RD. BECAUSE OF A FIRE HYDRANT.

91-515-A

### CERTIFICATE OF PUBLICATION

Pikesville, Md., 7/17, 1991  
THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 17<sup>th</sup> day of July, 1991, the first publication appearing on the 17<sup>th</sup> day of July, 1991, the second publication appearing on the 17<sup>th</sup> day of July, 1991, the third publication appearing on the 17<sup>th</sup> day of July, 1991.

THE NORTHWEST STAR

Manager *Jon Smith*

Cost of Advertisement \$24

P.O. # 0113177

Original sent to Mike Hargis

### NEW YORK

Wed, August 14  
Depart 6:30 a.m. from  
Pikesville Senior High.  
Balance Luxury Travel  
Coach. Breakfast en route  
\$22 pp.  
Lusk Lark Tours  
882-5825  
Toll-free 1-800-451-1111

### LEGAL NOTICE

NOTICE OF HEARING  
The Planning Commission of Baltimore County, by authority of the Planning and Zoning Ordinance, will hold a public hearing on the proposed rezoning of the property described herein on Tuesday, August 14, 1991, at 7:00 p.m. at the County Office Building, 111 North Chesapeake Avenue in Baltimore, Maryland.

### NOTICE

NOTICE OF HEARING  
The Planning Commission of Baltimore County, by authority of the Planning and Zoning Ordinance, will hold a public hearing on the proposed rezoning of the property described herein on Tuesday, August 14, 1991, at 7:00 p.m. at the County Office Building, 111 North Chesapeake Avenue in Baltimore, Maryland.

### DOG CAT BEE DIP

Boy Scout Troop #688 from Salem United Methodist Church, Rockville, will be holding a dogcat bee dip on Sat. July 20 at Betty's Feed Store, Windsor Hill & Rolling Rd. Woodlawn from 10-3, rain or shine. Cost per animal is \$3. For further info., call 655-0200.

The Pikesville Senior Center is sponsoring a trip to the Pine Resort Hotel in the Catskill Mountains August 14-18. Price is \$599 p.p. incl. comp. and includes everything. For further info., call Bill Hirschfeld at 481-5295 or 887-1245.

The Pickwick Greenspring Sr. Citizens Club is sponsoring a trip to the Pickwick Greenspring Sr. Citizens Club for a business performance of the musical "The Sound of Music" on Sat. July 20. For reservations and further info., call Ann at 765-4000.

The Villa Julia Alumni Assoc. is sponsoring a trip to the Villa Julia Alumni Association for a business performance of the musical "The Sound of Music" on Sat. July 20. For reservations and further info., call Ann at 765-4000.



**Baltimore County**  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

6/28/91

H9100312

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (IRL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: BROOKS

04A04#0078MICHRC \$35.00  
EA 0009#01A08B-28-91

Please Make Checks Payable To: Baltimore County

**Baltimore County**  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R-001-6150  
Number

91-515

04A04#0052MICHRC \$84.18  
EA 0009#01A08B-15-91

Please Make Checks Payable To: Baltimore County

**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 7-26-91

Elbert and Mary Helen Brooks  
3301 Croydon Road  
Baltimore, Maryland 21207

RE: Case Number: 91-515-A  
WEC Croydon and Mayfair Road  
3301 Croydon Road  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Elbert Brooks, et ux  
HEARING: THURSDAY, AUGUST 15, 1991 at 9:30 a.m.

Dear Petitioner(s):

Please be advised that \$24.18 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please take your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

JULY 9, 1991

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Case Number: 91-515-A  
WEC Croydon and Mayfair Road  
3301 Croydon Road  
2nd Election District - 2nd Councilmanic  
Petitioner(s): Elbert Brooks, et ux  
HEARING: THURSDAY, AUGUST 15, 1991 at 9:30 a.m.

Variance to allow a recreation vehicle to be situated 2 ft. in line of 8 ft. to the rear of a lateral projection of the front foundation line of a single family home.

Zoning Commissioner of  
Baltimore County

cc: Elbert and Mary Helen Brooks

**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

July 19, 1991

Mr. & Mrs. Elbert Brooks  
3301 Croydon Road  
Baltimore, MD 21207

RE: Item No. 512, Case No. 91-515-A  
Petitioner: Elbert Brooks, et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Brooks:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

**Baltimore County Government**  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 28th day of June, 1991.

Arnold Jablon  
DIRECTOR

Received By:  
James E. Dyer  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Elbert Brooks, et ux  
Petitioner's Attorney:

**Baltimore County Government**  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

JULY 26, 1991

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: ELBERT BROOKS  
Location: #3301 CROYDON ROAD  
Item No.: 512 Zoning Agenda: JULY 9, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Noted and Approved  
Planning Group Captain W. Brady  
Special Inspection Division

JR/KEK

Rec'd juw  
7/29/91

**Baltimore County Government**  
Zoning Commissioner  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

August 21, 1991

Mr. and Mrs. Elbert Brooks  
3301 Croydon Road  
Baltimore, Maryland 21207

RE: Petition for Zoning Variance  
Case No. 91-515-A

Dear Mr. and Mrs. Brooks:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mmm  
encl.  
cc: Peoples Counsel

91-515-A Aug 15

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 1, 1991

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Edward B. Vinson, Item No. 499  
Elbert Brooks, Item No. 512  
Mitchell G. Angelos, Item No. 13

In reference to the Petitioners' requests, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

FK/JL/cmm

NCITEMS/ZAC1

Rec'd juw  
8/1/91

